

Landowner Specific Narrative Summary**Robert E. Dramin Declaration of Trust dated April 3, 2006 and Susan Dramin Weiss Declaration of Trust dated January 12, 2007 as restated on October 1, 2013**

ATXI has been unsuccessful in obtaining an easement from the Robert E. Dramin Declaration of Trust dated April 3, 2006 and Susan Dramin Weiss Declaration of Trust dated January 12, 2007 as restated on October 1, 2013. The Trusts own one parcel at issue along the Meredosia to Pawnee segment of the Project in Sangamon County, Illinois, internally designated as A_ILRP_MP_SA_041_ROW. As summarized on ATXI Exhibit 2.1, ATXI has contacted, or attempted to contact, Mr. Thomas Peters, the farm manager, or the Trusts representative on at least 76 occasions, including 21 emails, 9 in-person meetings, 4 letters, 18 phone calls, and 24 voicemails. The Trusts are members of the Dowson/Thoma group.

Prior to the Trusts participation in the Dowson/Thoma group, ATXI presented its offer to Mr. Thomas Peters, the farm manager in April of 2014. Over the course of the following year, ATXI contacted Mr. Peters multiple times in an attempt to reach a voluntary agreement. Mr. Peters never provided a counteroffer or any language suggestion and in February of 2015, he stated that the landowners should be ready to sign. Instead on May 28, 2015, Mr. Peters stated that the landowners had decided to join the Dowson group.

On June 8, 2015, ATXI received notice from Barry Hines that he would be representing the Trusts as a member of the Dowson/Thoma group. ATXI's response to the Dowson/Thoma group counteroffer is discussed in Section VI of my direct testimony (ATXI Exhibit 2.0).

Despite ATXI's efforts, over a period of more than a year, the parties have a fundamental disagreement regarding the appropriate amount of compensation for the necessary easements. ATXI will continue to negotiate with the Dowson/Thoma group to the extent they are willing to engage in negotiations with ATXI. However, a voluntary agreement in a time frame supportive

Landowner Specific Narrative Summary

**Robert E. Dramin Declaration of Trust dated April 3, 2006 and Susan Dramin Weiss
Declaration of Trust dated January 12, 2007 as restated on October 1, 2013**

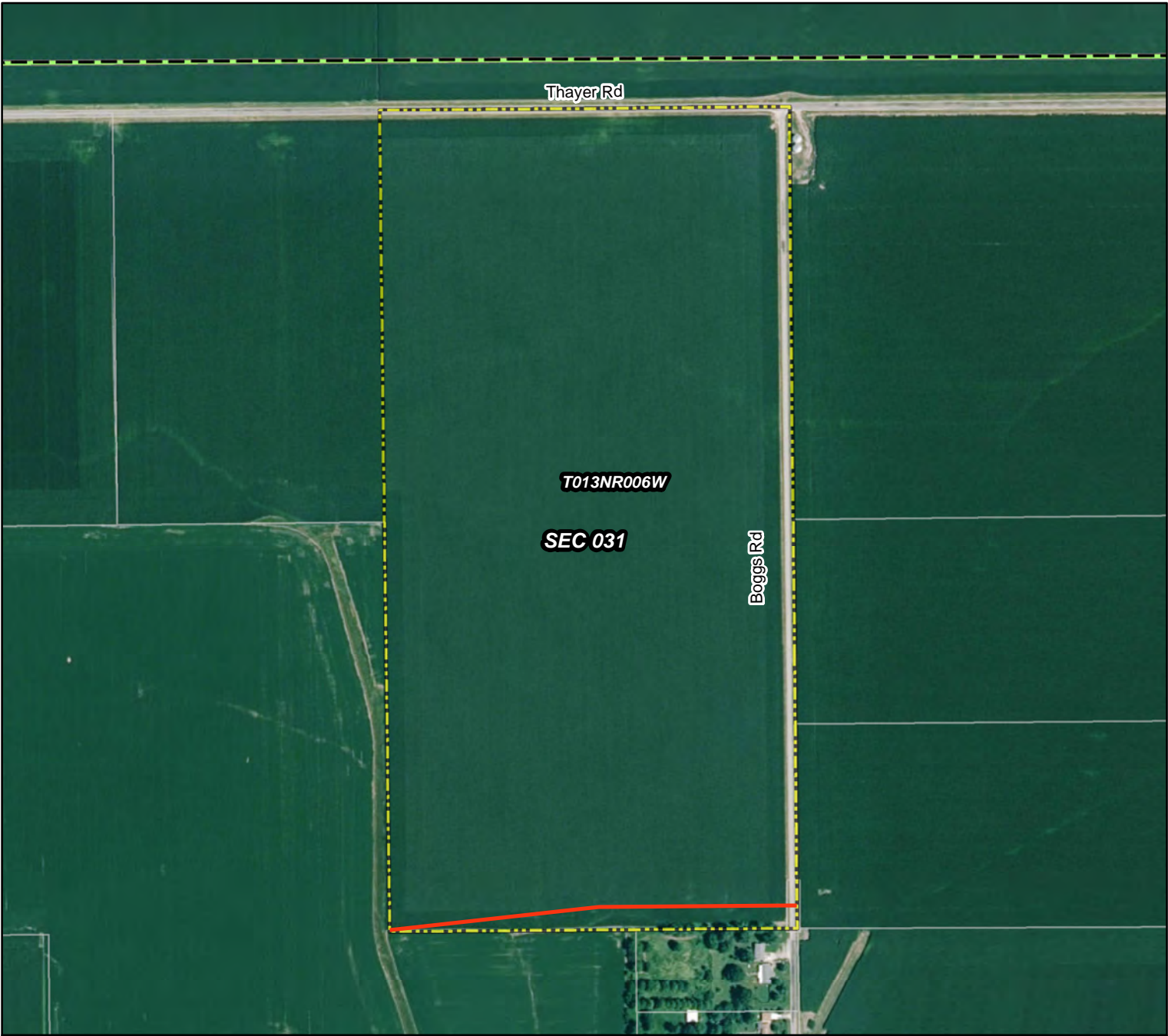
of this line segment's in-service date is unlikely, and therefore, ATXI requests eminent domain authority over this parcel.

Agent Checklist with Landowner

1. Landowner contacted to set up initial appointment no sooner than 14 days after the 14 day letter was sent BT ✓
2. Initial appointment set for 4/7/14 BT ✓
3. Activity Note entered regarding Initial Meeting, including specifics regarding landowner concerns, if any, and details of meeting BT ✓
4. Prepare and review Acquisition documents and maps BT ✓
5. Provide landowner with business card and show Ameren ID badge BT ✓
6. Ask the landowner they received the 14 day letter:
 - a. Ask if the landowner read 14 days letter BT ✓
 - b. Does landowner have any questions regarding letter:

7. Provide/explain the purpose of the project BT ✓
8. Discuss routing and how it affects landowner:
 - a. Provide Fact Sheet about the project BT ✓
 - b. Provide landowner copies of:
 - i. Small scale map of the project
 - ii. Sketch and description of type of facilities/structures
 - iii. Approximate location of facilities
 - iv. Option for Easement including exhibit showing length and width of the easement area
 - v. Memorandum of Option Exhibit B
9. Make compensation offer, provide calculation sheet and explain basis of offer BT ✓
10. Discuss subordination of mortgage, if applicable ☐
11. Complete Construction Questionnaire, including name of tenant, if applicable ☐
12. Provide EMF brochure, if requested ☐
13. Enter initial offers and counter-offers if any, into CLS Viewer. Contact tenant, as appropriate; complete tenant consent form if applicable BT ✓
14. Agent Name (Print and Sign) Beth Taylor 4/7/14 BT ✓

Tax Id: 34-31.0-200-001

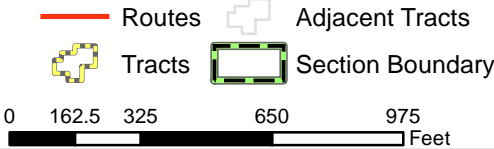


Ameren - Illinois Rivers



Contract Land Staff, LLC
2245 Texas Drive, Suite 200
Sugar Land, TX 77479

For discussion purposes only. All measurements and distances are approximations and pend final survey and engineering.



**Robert E. Dramin Declaration of Trust
dated April 3, 2006**

Tract No.:A_ILRP_MP_SA_041

Date: 7/10/2015

EXHIBIT "A"

A 4.014 ACRE TRACT OF LAND SITUATED IN WEST 1/2 OF THE NORTHEAST 1/4 OF SECTION 31, TOWNSHIP 13 NORTH, RANGE 6 WEST OF THE 3RD PRINCIPAL MERIDIAN, SANGAMON COUNTY, ILLINOIS, AND BEING PART OF A TRACT OF LAND DESCRIBED AS PARCEL 1 IN DEED TO SUSAN DRAMIN WEISS, AS TRUSTEE OF THE SUSAN DRAMIN WEISS DECLARATION OF TRUST, RECORDED IN DOCUMENT NO. 2007R02904 OF THE DEED RECORDS OF SANGAMON COUNTY, ILLINOIS (D.R.S.C.I.), AND DESCRIBED AS PARCEL 1 IN DEED ROBERT E. DRAMIN, AS TRUSTEE OF THE ROBERT E. DRAMIN DECLARATION OF TRUST, RECORDED IN DOCUMENT NO. 2006R35878, D.R.S.C.I., AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 5/8-INCH IRON ROD FOUND AT THE SOUTHWEST CORNER OF SAID WEST 1/2, SAID POINT OF BEGINNING HAVING GRID COORDINATES OF N:1042933.38, E:2398465.53;

THENCE NORTH 00 DEGREES 33 MINUTES 07 SECONDS WEST, ALONG THE WEST LINE OF SAID WEST 1/2, A DISTANCE OF 81.57 FEET TO A POINT FOR CORNER;

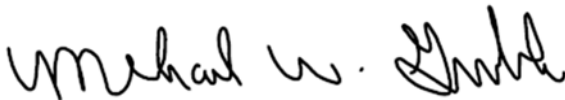
THENCE NORTH 83 DEGREES 45 MINUTES 20 SECONDS EAST, LEAVING SAID WEST LINE, A DISTANCE OF 682.04 FEET TO A POINT FOR CORNER;

THENCE NORTH 89 DEGREES 30 MINUTES 48 SECONDS EAST, A DISTANCE OF 641.76 FEET TO A POINT FOR CORNER IN THE EAST LINE OF SAID WEST 1/2, FROM WHICH A 1-INCH IRON PIPE FOUND AT THE NORTHEAST CORNER OF SAID NORTHEAST 1/4 BEARS NORTH 27 DEGREES 22 MINUTES 09 SECONDS EAST, A DISTANCE OF 2,832.81 FEET;

THENCE SOUTH 00 DEGREES 32 MINUTES 24 SECONDS EAST, ALONG SAID EAST LINE, A DISTANCE OF 150.00 FEET TO THE EAST COMMON CORNER OF SAID PARCEL 1 AND A TRACT OF LAND DESCRIBED IN DEED TO BECKY L. GRAY, RECORDED IN DOCUMENT NO. 2002R35074, D.R.S.C.I.;

THENCE SOUTH 89 DEGREES 30 MINUTES 48 SECONDS WEST, ALONG THE COMMON LINE OF SAID PARCEL 1 AND SAID GRAY TRACT, PASSING THE NORTHWEST CORNER OF SAID GRAY TRACT AT A DISTANCE OF 516.46 FEET AND CONTINUING ALONG THE COMMON LINE OF SAID PARCEL 1 AND A TRACT OF LAND DESCRIBED AS TRACT 3 IN DEED TO MARVIN O. WRIGHTSMAN AND HELEN A. WRIGHTSMAN, CO-TRUSTEES OF THE HELEN A. WRIGHTSMAN TRUST, RECORDED IN DOCUMENT NO. 2011R30770, D.R.S.C.I., AND DESCRIBED AS TRACT 3 IN DEED TO MARVIN O. WRIGHTSMAN AND HELEN A. WRIGHTSMAN, CO-TRUSTEES OF THE MARVIN O. WRIGHTSMAN TRUST, RECORDED IN DOCUMENT NO. 2011R30771, D.R.S.C.I., FOR A TOTAL DISTANCE OF 1,320.40 FEET TO THE **POINT OF BEGINNING** AND CONTAINING 174,843 SQUARE FEET OR 4.014 ACRES OF LAND, MORE OR LESS.

BEARING BASIS: ALL BEARINGS AND COORDINATES SHOWN HEREON ARE BASED ON THE ILLINOIS STATE PLANE COORDINATE SYSTEM, NAD 83(2011), WEST ZONE. ALL DISTANCES SHOWN HEREON ARE SURFACE DISTANCES.



MICHAEL W. GERBERICK
PROFESSIONAL LAND SURVEYOR
REGISTRATION NO. 035-002683
STATE OF ILLINOIS PROFESSIONAL
DESIGN FIRM LICENSE NO. 184.006475



DATE: 06/10/2015

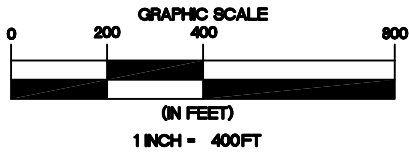


EXHIBIT "A"

ATXI Exhibit 2.3 (Part O)

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LINE TABLE		
NUMBER	BEARING	DISTANCE
L1	N00°33'07"W	81.57'
L2	N83°45'20"E	682.04'
L3	N89°30'48"E	641.76'
L4	S00°32'24"E	150.00'
L5	S89°30'48"W	1320.40'



TRACT 1
MARVIN O. WRIGHTSMAN
AND
HELEN A. WRIGHTSMAN,
CO-TRUSTEES OF THE
HELEN A. WRIGHTSMAN TRUST
DOCUMENT NO. 2011R30770
D.R.S.C.I.
AND
TRACT 1
MARVIN O. WRIGHTSMAN
AND
HELEN A. WRIGHTSMAN,
CO-TRUSTEES OF THE
MARVIN O. WRIGHTSMAN TRUST
DOCUMENT NO. 2011R30771
D.R.S.C.I.
A_ILRP_MP_SA_038

PARCEL 1
SUSAN DRAMIN WEISS,
AS TRUSTEE OF THE
SUSAN DRAMIN WEISS
DECLARATION OF TRUST
DOCUMENT NO. 2007R02904
D.R.S.C.I.
AND
PARCEL 1
ROBERT E. DRAMIN,
AS TRUSTEE OF THE
ROBERT E. DRAMIN
DECLARATION OF TRUST
DOCUMENT NO. 2006R35878
D.R.S.C.I.
A_ILRP_MP_SA_041

PROPOSED VARIABLE
WIDTH EASEMENT
4.014 ACRES
(174,843 S.F.)

TRACT 8
DOWSON FAMILY FARMS, L.P.
DOCUMENT NO. 2014R15548
D.R.S.C.I.
A_ILRP_MP_SA_044
A_ILRP_MP_SA_045

TRACT 2
MARVIN O. WRIGHTSMAN
AND
HELEN A. WRIGHTSMAN,
CO-TRUSTEES OF THE
HELEN A. WRIGHTSMAN TRUST
DOCUMENT NO. 2011R30770
D.R.S.C.I.
AND
TRACT 2
MARVIN O. WRIGHTSMAN
AND
HELEN A. WRIGHTSMAN,
CO-TRUSTEES OF THE
MARVIN O. WRIGHTSMAN TRUST
DOCUMENT NO. 2011R30771
D.R.S.C.I.
A_ILRP_MP_SA_039

P.O.B. GRID
COORDINATES
N:1042933.38
E:2398465.53

TRACT 3
MARVIN O. WRIGHTSMAN
AND
HELEN A. WRIGHTSMAN,
CO-TRUSTEES OF THE
HELEN A. WRIGHTSMAN TRUST
DOCUMENT NO. 2011R30770
D.R.S.C.I.
AND
TRACT 3
MARVIN O. WRIGHTSMAN
AND
HELEN A. WRIGHTSMAN,
CO-TRUSTEES OF THE
MARVIN O. WRIGHTSMAN TRUST
DOCUMENT NO. 2011R30771
D.R.S.C.I.
A_ILRP_MP_SA_040

BECKY L. GRAY
DOCUMENT NO.
2002R35074
D.R.S.C.I.
A_ILRP_MP_SA_042

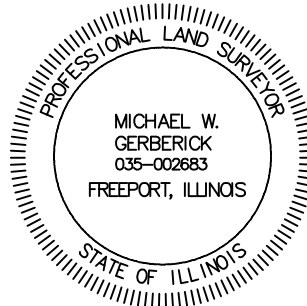
FIRST FINANCIAL RESOURCES, INC.,
d/b/a FIRST NATIONAL LEASING &
FINANCIAL CORP.
DOCUMENT NO. 1987R88861
D.R.S.C.I.
A_ILRP_MP_SA_043

SECTION 31
TOWNSHIP 13N
RANGE 6W

BOGGS ROAD

LEGEND

- D.R.S.C.I. DEED RECORDS
SANGAMON COUNTY, ILLINOIS
- P.O.B. POINT OF BEGINNING
P.O.R. POINT OF REFERENCE
△ CALCULATED POINT
● 5/8" IRON ROD FOUND
- SECTION LINE
--- SUBJECT PROPERTY LINE
--- TRACT LINE
--- PROPERTY LINE
--- PROPOSED EASEMENT CENTERLINE
--- PROPOSED EASEMENT



Michael W. Gerberick

MICHAEL W. GERBERICK
PROFESSIONAL LAND SURVEYOR
NO. 035-002683 - STATE OF ILLINOIS
PROFESSIONAL DESIGN FIRM
LICENSE NO. 184.006475 - STATE OF ILLINOIS

NOTES:

1. THIS EXHIBIT DOES NOT REFLECT ANY UNDERGROUND UTILITIES, EASEMENT OF RECORD OR OTHER ENCUMBRANCES THAT MAY AFFECT THE SUBJECT TRACT.
2. REFERENCE IS MADE TO THE DESCRIPTION OF EVEN DATE ACCOMPANYING THIS SKETCH.

SHEET 02 OF 02

PROJECT: ILLINOIS RIVERS
JOB NUMBER: 32359
DATE: 06/10/2015
SCALE: 1"=400'
TRACT ID: A_ILRP_MP_SA_041
DRAWN BY: LDK



150' TRANSMISSION
LINE EASEMENT
MEREDOSIA TO PAWNEE
SECTION 31, TOWNSHIP 13 NORTH, RANGE 6 WEST
OF THE 3RD PRINCIPAL MERIDIAN
SANGAMON COUNTY, ILLINOIS